



Radcliffe & Rust
Residential sales & lettings

43 Abberley Wood, Cambridge CB22 5EF
Guide Price £350,000

Radcliffe & Rust Estate Agents Cambridge are delighted to offer for sale this two-bedroom end terrace property in the highly desirable village of Great Shelford, South Cambs, CB22. This property has fantastic access to the A11 and M11, perfect for those looking for an easy commute to nearby towns or cities, including Cambridge (just four miles away) and London Liverpool Street. If you would rather commute by train for work or pleasure, then Shelford has its own rail station, which is less than a 15-minute walk through the village. Great Shelford offers its residents a wealth of amenities, including various public houses and dining venues, two barber shops, a dentist, a pharmacy, a bakery and a public library...the list goes on. And schools? Abberley Wood is in the catchment area for Great and Little Shelford Primary School and children over 11 usually attend secondary school at either Sawston Village Collage or Trumpington Community College, both rated 'Good' in their most recent Ofsted inspections.

The house is set back from the road by a pathway and a small garden area. Once inside the property, you enter a hallway, and immediately on your left is a spacious downstairs bathroom with a W.C. and a hand basin; the boiler can also be found here.

Opposite the downstairs toilet is the kitchen, which overlooks the front of the house. The white cupboards, black marble effect worktop, and white tiled floor (spilling in from the hallway) contrast beautifully, making the space modern and inviting. The floor-to-ceiling windows fill the room with light.

Back out in the hallway and moving towards the back of the house, you reach the living/dining room. This room is a great size and perfect for a family or couple to enjoy with friends. There is plenty of space for a dining table and chairs alongside lounge furniture; it is a practical size and shape for styling in whatever way works for you and your lifestyle. On the back wall are French doors leading out into the back garden. There is also a large storage cupboard under the stairs.

Once upstairs, you find yourself on a landing leading to both bedrooms and the main bathroom. But the first room you reach at the top of the stairs is bedroom two, which sits at the back of the property and overlooks the rear garden. This bedroom is a good-sized double and also has built-in double wardrobes, providing an envious amount of storage space. Bedroom one next door doesn't have built-in wardrobes, but it is generous in size, with plenty of room for all the necessary furniture. The last room upstairs is the family bathroom. This room has a W.C., handbasin, bath (with shower overhead), wall-mounted mirror and an extractor fan.

Back downstairs, French doors from the living/dining room take you out into the back garden, which really is a little haven. The whole area is decked and surrounded by fencing. Allowing more than enough space for garden furniture, a barbecue, and even a little firepit if you

are feeling adventurous. And most importantly, it is private. This space is the perfect place to escape for some quiet time with a book and a glass of wine.

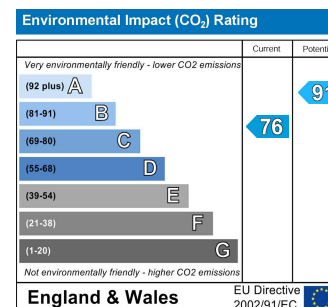
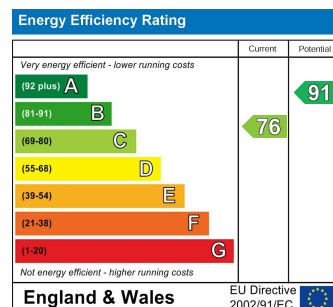
Abberley Wood is in excellent condition throughout and will require minimal upgrading...taste-dependent, of course.

Please call us on 01223 307898 to arrange a viewing at Abberley Wood and for all your residential sales and lettings requirements in Cambridge and the surrounding areas.

Agent notes

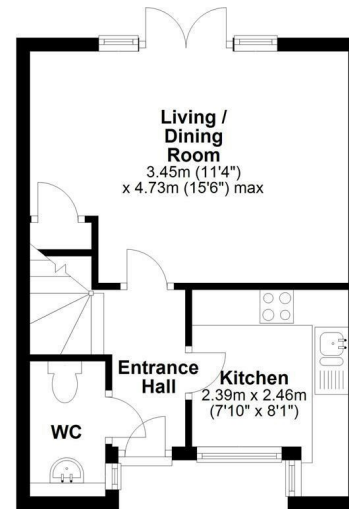
Council tax band:
Freehold

We understand there is a resident's service charge of around £400 per annum for the upkeep of the communal areas on the development. There is also one allocated parking space.

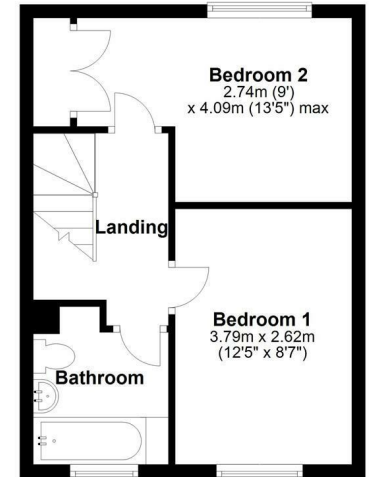




Ground Floor
Approx. 29.4 sq. metres (316.7 sq. feet)



First Floor
Approx. 31.4 sq. metres (338.5 sq. feet)



Total area: approx. 60.9 sq. metres (655.2 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B		76	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			91
(81-91) B		76	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

